



**Bayswater Close, New River Crescent, Palmers Green, London, N13**  
**Offers In Excess Of £130,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Bayswater Close, New River Crescent, Palmers Green, London, N13

40% shared ownership-IDEAL for first time buyers looking to get a foot on the property ladder. Buyers will purchase 40% of the flats overall value and pay rent/service charges on the other 60% to the housing association on a monthly basis (£327.00 rent and £179.00 service charge) Staircasing up to 100% ownership is an option after initial purchase.

A well presented CHAIN FREE one bedroom third floor modern apartment with fantastic views over the New River, Hazelwood recreation ground and the London skyline beyond.

Bayswater Close is a quiet gated development built in 2012 located off New River Crescent and ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

91 year lease • Lift to all floors • Secure communal entrance with entry phone system • Living room with balcony • Modern fitted kitchen • Modern bathroom • Double bedroom • Two large storage cupboards • Double glazing • Gas central heating • Allocated parking space.

- One double bedroom
- Gated modern Apartment
- Living room
- Modern kitchen/bathroom
- Balcony with river views
- Quiet cul de sac location
- Double glazing/gas central heating
- Allocated parking space





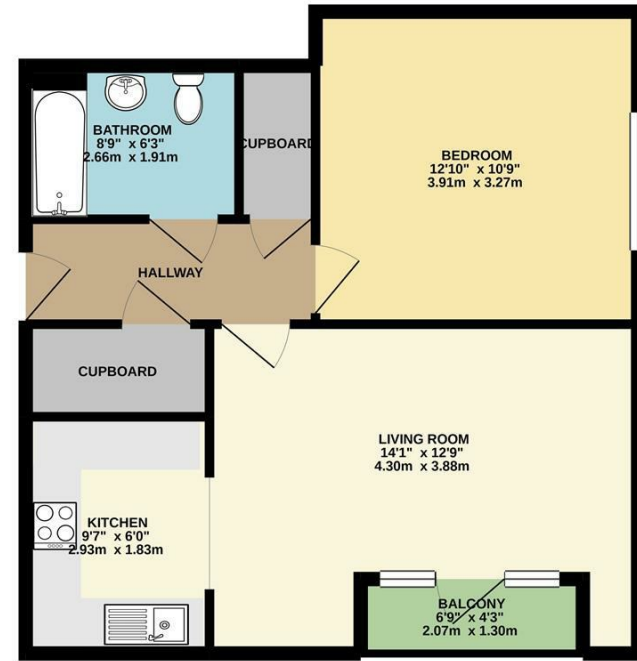
**Bayswater Close, New River Crescent  
Palmers Green  
London  
N13 5BF**

Tenure: Leasehold  
Gross Internal Area: 527.00 sq ft



| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  | 83                      | 83        |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

SECOND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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